

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON APRIL 21, 2004  
(Approved May 3, 2004)

The Planning Commission held their monthly meeting on Wednesday, April 21, 2004. Present for the meeting were Harold Kulp, Constance Megay, Roy Kolb, Walter Woessner, and Eugene Snyder. Also present was Mr. Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

Mr. Robert Preston requested the Board of Supervisors minutes are made available to the public. The minutes will be put in the blue report book.

**1. MINUTES**

Mrs. Megay moved to approve the March 17, 2004 monthly meeting as presented. Mr. Kolb seconded the motion. The motion carried. Mr. Woessner abstained due to his absence at the March 17, 2004 monthly meeting.

**2. CARL SUBDIVISION**

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. was present.

Mr. Woessner stated the plan detail shows the swale and the detail should not appear as is due to the waiver from Section 105.10 of the Driveway Ordinance. Mr. Woessner instructed that the plan provide accurate driveway profiles.

Mrs. Megay moved to approve Request for Planning Waiver and Non-Building Declaration for the Carl Subdivision. Mr. Woessner seconded the motion. The motion carried unanimously.

**3. COVENTRY BUSINESS PARK**

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc., Mr. Marvin Colona, and Mr. Frank Zabawski of FAZ Associates were present.

There was a discussion of the Coventry Business Park proposed road alignment dated March 26, 2004 prepared by Conver and Smith Engineering, Inc.

Mr. Woessner and Mrs. Megay noted concerns of the turning lanes. Mr. Zabawski stated the turning lanes are only a proposed option for the future if needed. There were also concerns of Fricks Locks Road becoming a one-way street. The owner of Hot off the Press noted concerns regarding the proposed road realignment that would eliminate Hot off the Press's access to Route 724. Discussion was noted regarding the driveway on the south side of Route 724 just east of Fricks Locks Road and the inability to make a left-hand turn into such driveway needs to be addressed with the owner.

The Planning Commission recommended a meeting be set to discuss the road realignment to include all affected parties and PADOT.

**4. BLOSSOM MEADOWS II**

Mr. Victor Kelly of Commonwealth Engineers was present.

There was a brief review of the Blossom Meadows II final plan last revised March 15, 2004. Mr. Kelly will address the issues in the March 23, 2004 Township Engineer letter and the April 2, 2004 Traffic Engineer letter.

The portion of the waiver from Section 105.10 of the Driveway Ordinance referring to Lot 5 will be withdrawn and noted as such on the plan.

**5. PARKERFORD CHURCH OF THE BRETHREN**

Mr. Thomas Todd of Gilmore and Associates and Mr. Byron Wenger, Parkerford Church of the Brethren representative, were present.

There was a review of the Parkerford Church of the Brethren preliminary land development plan dated February 12, 2004. Mrs. Megay noted lighting has to be shown on the plan. Mr. Todd said conduits could be put in place for additional lighting.

There was a brief discussion regarding the Old Schuylkill Road frontage dedication along the 10-acre Elliott Minor Subdivision. The issue needs to be resolved.

Mr. Woessner moved to recommend waiver from Section 302.C(1)(a) to allow the plans to be considered for final approval concurrently with the preliminary plan review. Mrs. Megay seconded the motion. The motion carried unanimously.

**6. TAILORED TURF**

Mr. Michael B. Donlan of Kent Surveyors and Engineers was present.

There was a review of the Tailored Turf preliminary plan last revised December 3, 2003 and Township Engineer letter dated March 29, 2004. Kent Surveyors will submit revised plans.

**7. CALVARY BAPTIST CHURCH**

Mr. Woessner moved to approve Request for Planning Waiver and Non-Building Declaration for the Calvary Baptist Church Subdivision. Mrs. Megay seconded the motion. The motion carried unanimously.

**8. HEATHER GLEN**

Mrs. Megay moved to accept for review final plans dated March 25, 2004 for Heather Glen. Mr. Woessner seconded the motion. The motion carried unanimously.

**9. BETHEL CHURCH ROAD SUBDIVISION**

Mrs. Megay moved to accept for review final plans dated March 29, 2004 for Bethel Church Road Subdivision. Mr. Kolb seconded the motion. The motion carried unanimously.

#### **10. FREIGH SUBDIVISION**

Mrs. Megay moved to accept for review final minor subdivision plans dated February 24, 2004 for the Freigh Subdivision. Mr. Woessner seconded the motion. The motion carried unanimously. Mr. Woessner noted the application has to be changed from 'preliminary' to 'final minor' and that road widening was required on South Keim Street similar to the requirement for the Bealer property directly across the street.

#### **11. HARTFRANFT SUBDIVISION**

The Planning Commission reviewed the Hartfranft Subdivision sketch plan and the applicant (The Raab's) was instructed to submit a final minor plan.

#### **12. HERBERT HOUSTON SUBDIVISION**

The sketch plan for the Herbert Houston Subdivision dated July 9, 1988 was reviewed and was found to not be feasible due to the creation of two flag lots and the steep lopes at the proposed entry points.

#### **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

The next monthly meeting is scheduled for May 6, 2004 at 7:00 p.m. and the next monthly meeting is scheduled for May 19, 2004 at 7:00 p.m.

#### **ADJOURNMENT**

Mr. Kolb moved to adjourn the monthly meeting at 9:45 p.m. Mrs. Megay seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Secretary